

FILE



23 November 1999

Please Quote: ~~6599141~~
Your Ref: 4993

Doc No: 134261

Canmap Consultants
PO Box 396
ROTORUA

Attention: Fergus Cumming

FILE

copy to: P19776
P19777
P19794
P29898
P29879
P29887
P29891

Dear Sir,

RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR SUBDIVISION CONSENT
G & C VAN DEN ENG

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application.

That pursuant to Section 321(3)c) of the Local Government Act 1974 Council is satisfied that adequate access to proposed Lot 6 is provided by a private Right of Way shown as (G & H) over proposed Lot 5.

That pursuant to Sections 34(4), 104, 105, 108 and 220 of the Resource Management Act 1991, the Rotorua District Council grants its consent to the subdivision application by G & C Van Den Eng, 83 & 85 Western Road and 16 Streamdale Place, Legally Described as Lots 14 & 15 DPS 1156 and Lot 41 DPS 24964 Block XVI Rotorua Survey District.

This consent is subject to the following conditions:

Land Transfer Plan

1. That the Land Transfer Plan be prepared in accordance with the preliminary plan of subdivision prepared by Canmap Consultants, numbered 4993_1 and dated 1/10/99.

Financial Contribution

2. That a financial contribution of 5% of the value of Lots 2 & 4 as assessed by Council's Valuer shall be paid to Council for reserves and heritage purposes.

Vehicle crossings

3. That the vehicle crossing to serve the proposed Lot 1 shall be upgraded or formed, drained and constructed from the back of the footpath to the road boundary, to 2.5 metres width at the road boundary (to RD13 standards) in accordance with the Engineering Code of Practice and the District Plan.

4. That the vehicle crossing to serve the proposed rights of Way B and C shall be upgraded or formed, drained and constructed from the back of the footpath to the road boundary, to 3.0 metres width at the road boundary (to modified RD13 standards) in accordance with the Engineering Code of Practice and the District Plan.

Rights of Way B and C

5. That the proposed Rights of Way B and C shall be formed, drained and constructed to a minimum 3.0m in width in accordance with the Engineering Code of Practice and the District Plan.

Separate sewerage connections

6. That each of the proposed Lots shall be provided with a separate sewerage connection in accordance with the Engineering Code of Practice and the District Plan.

Separate private sewer drains

7. That each of the proposed Lots 1, 3, 5 and 6 shall be provided with a separate private sewer drain in accordance with the Engineering Code of Practice and the District Plan.

Public mains crossing private property

8. That any public mains crossing private property shall be protected by easements, a minimum 1.5m either side of the main and a minimum 3.0m wide, in favour of the Rotorua District Council, as a Memorandum of Easements in accordance with the District Plan.

Maintenance agreement

9. That the maintenance agreements for the proposed Rights of Way shall be submitted to the District Engineer for approval in order to ensure that adequate provision is made in the documentation for the maintenance and cost sharing of the Rights of Way, including any stormwater drainage, by the various parties concerned.

The reasons for this decision are that:

1. The site is zoned Residential B in the Proposed District Plan.
2. The environmental effects of this proposal are considered to be minor as both proposed lots fully comply with the provisions of the District Plan in terms of area, access and services.
3. This subdivision is not considered to be contrary to the objectives and policies of Part 7 or 16 in terms of maintaining and promoting the amenity values of the existing neighbourhood.
4. No persons are considered to be adversely affected by this proposal.
5. In accordance with Appendix U1.4.1 (b) a financial contribution of 5% will be payable on Lots 2 and 4 for reserves and heritage purposes because neither lot contains a substantial building and an additional Certificate of Title will be issued for each of these lots.
6. Because separate freehold titles are being sought, individual servicing is required.

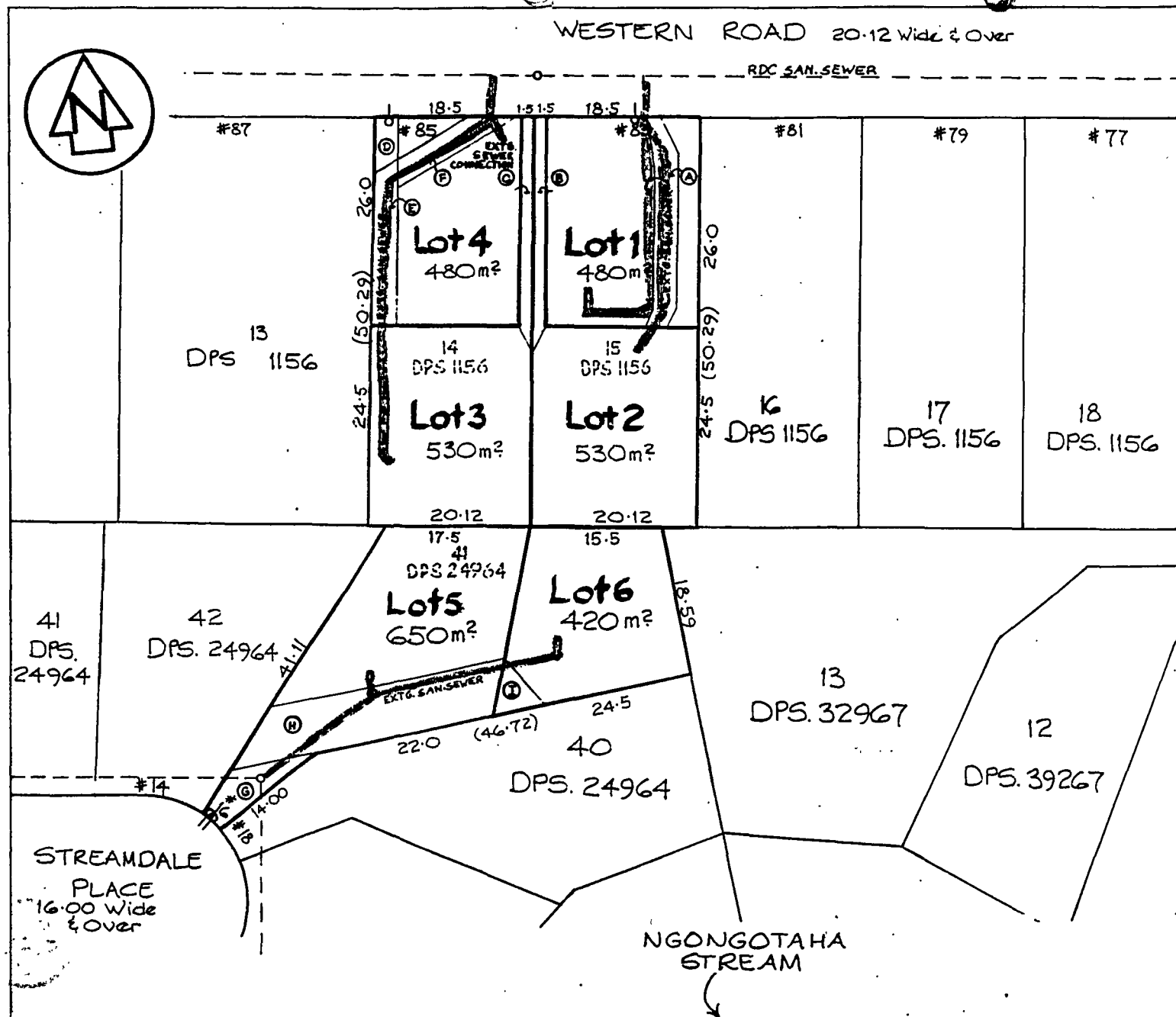
Advice Notes:

- (a) Under Section 357 of the Resource Management Act 1991, you have a right of objection to Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision.
- (b) The above consent lapses on the expiry of 2 years after the date of commencement of the consent, unless the consent is given effect to.
- (c) Current requirements for multiple-use vehicle crossings, as in this case is that they be formed and reinforced to RD14 standards, however a modified (reinforced and widened to 3.0m) RD13 crossing is acceptable for the crossing to the proposed Rights of Way B and C.
- (d) In this case, an inspection chamber (to SS16 standards), at the end of the existing sewer lateral is acceptable as an option for providing separate sewerage connections for the proposed Lots 1, 2, 3 and 4 for a depth to invert level of 1.0 m or less , otherwise a manhole (to SS8 standards), is required.
- (e) An internal drop connection to the sanitary sewer manhole on the proposed Lot 5 in accordance with the Engineering Code of Practice is acceptable for the separate sewerage connection on this lot.
- (f) A Building Consent is required for laying or altering private sewer drains.

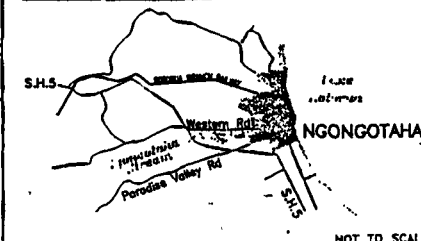
Yours faithfully



Donna Hills
Planner



LOCALITY DIAGRAM:



PROPOSED EASEMENTS:

SHOWN	PURPOSE	SERV. TEN	DOM. TEN
(A)	Sanitary Sewage	Lot 1	Lot 2
(B)	Right of Way Electricity Telecom	Lot 2	Lot 3
(C)	Right of Way Water Electricity Telecom	Lot 3	Lot 2
(D)	Water	Lot 4	Lot 3
(E)	Sanitary Sewage Water	Lot 4	Lot 3
(F)	Sanitary Sewage	Lot 4	Lot 3
(G)(H)	Right of Way Sanitary Sewage Water Electricity Telecom	Lot 5	Lot 6
(I)	Right of Way	Lot 6	Lot 5

PROPOSED EASEMENT IN GROSS:

SHOWN	PURPOSE	SERV. TEN	GRANTEE
(C)	Sanitary Sewage	Lot 5	Rotorua District Council

I, Fergus Campbell Cumming Registered Surveyor, hereby certify that this scheme plan has been prepared by me or under my supervision in accordance with the provisions of the Resource Management Act 1991.

[Signature]

REGISTERED OWNER: G.A.M. & C.C. Van den Eng
 COMPRISED IN: 1291/60, 1439/14, 23C/1116
 LOCAL AUTHORITY: Rotorua District Council
 TOTAL AREA: 3093m²

NOTES:

- 1) Areas and dimensions are subject to Land Transfer Survey
- 2) Location of as-built services plotted from Council records.
- 3) Aerial photography by AIRMAPS
 Date Flown: 27-10-97
 Neg. No.: 194178

Scale 1:500
 5m 0m 5m 10m 15m 20m



LOCALITY DIAGRAM:



PROPOSED EASEMENTS:

SHOWN	PURPOSE	SERV. TEN.	DOM. TEN.
(A)	Sanitary Sewage	Lot 1	Lot 2
(B)	Right of Way Electricity Telecom	Lot 2	Lot 3
(C)	Right of Way Water Electricity Telecom	Lot 3	Lot 2
(D)	Water	Lot 4	Lot 3
(E)	Sanitary Sewage Water	Lot 4	Lot 3
(F)	Sanitary Sewage	Lot 4	Lot 3
(G) (H)	Right of Way Sanitary Sewage Water Electricity Telecom	Lot 5	Lot 6

PROPOSED EASEMENT IN GROSS:

SHOWN	PURPOSE	SERV. TEN.	GRANTEE
(G)	Sanitary Sewage	Lot 5	Rotorua District Council

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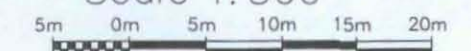
Fergus Campbell Cumming 1/10/99

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 Fax 07-347-8652
 Surveyors • Planners • Cartographers

FILE REFERENCE: 4993
 SDR REFERENCE:
 CAD REFERENCE:
 FIELD BOOK:
 LEVEL BOOK:
 SURVEYOR:
 FOUR DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS

SHEET TITLE:
**G. & C. Van den Eng
 Ngongotaha**
 DESIGNED:
 COMPUTED:
 DRAWN: DB/LFD
 APPROVED:
 29/09/99

PROJECT:
**Proposed Subdivision of
 Lots 14 & 15 DPS 1156 and
 Lot 41 DPS 24964**

ARCHIVE:
 REFERENCE No:
4993_1
 SHEET 1 OF 1 SHEETS
 ORIGINAL SCALE (A3): 1:500
 No. AMENDMENTS
 DRAWN DATE